

CITY COUNCIL OF THE CITY OF OXNARD
CENTRAL BUSINESS DISTRICT ZONE ORDINANCE
ORDINANCE NO. 2101

Sec. 34-105 Central Business District (CBD) Zone

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Sec. 34-105.1 Purpose and Intent

The CBD zone is intended to provide for the integration of residential, commercial, cultural and recreational land uses. It is intended to encourage conservation of land resources, the minimization of auto travel, and an increase in the pedestrian activity and to provide for the location of employment and retail centers in close proximity to residential development of varying densities and uniqueness.

The CBD zone is intended to encourage flexibility in architectural design and building bulk, while creating environments conducive to a higher quality life for residents, businesses, employees and institutions in an urban setting.

Sec. 34-105.2 Permitted Uses

The following uses shall be allowed in this zone:

A. Services Uses

1. Banks and similar financial institutions
2. Data processing and computer centers, including service and maintenance
3. Executive, administrative and professional offices
4. Government office buildings public and facilities, utility offices, post offices, and parks
5. Health and exercise centers/spas
6. Medical offices
7. Veterinarian offices

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8. Consolidated transportation uses
9. Similar uses as determined by the Community Development Director

B. Retail

1. Antique stores
2. Appliance sales with incidental repair
3. Bakery
4. Barber shops
5. Beauty shops
6. Book stores stationery
7. Boutique shops
8. Business service establishments, such as blueprinting and metal stamps, duplicating, accounting (Printing and Photocopying Services)
9. Confectionary
10. Craft sales, including limited product assembly
11. Florist shops
12. Grocery
13. Pet shops
14. Pharmacies
15. Photography studios
16. Radio and television stations (excluding transmission facilities)
17. Restaurants, including those with roof gardens
18. Sidewalk cafes (See Section G)
19. Specialty clothing/leather goods
20. Specialty/gourmet food items
21. Tailor, dressmaking and millinery shops
22. Toys/Novelty stores
23. Similar uses as determined by the Community Development Director

C. Cultural Uses

1. Art galleries
2. Museums

10/1/19

Dear Mr. [Name]

I am writing to you regarding the [Topic]

which

you have

mentioned

in your letter of [Date]

and

in which you

asked me

to [Action]

to [Action]

I am sorry that I cannot [Action]

at this time, but I will [Action]

as soon

as possible.

I am sure that you will

understand

my

apology.

I am, Sir, very

truly yours,

[Signature]

[Name]

[Address]

[City]

[State]

[Zip]

[Phone]

[Fax]

[E-mail]

[Web]

[Social]

3. Studios for professional work including photography, music, drama, dancing, sculpture, painting, ceramic, weaving, jewelry
4. Theaters and cinemas
5. Similar uses as determined by the Community Development Director

Sec. 34-105.3 Conditionally Permitted Uses

The following uses shall be allowed in this zone only if approved in accordance with Section 34-146 through 34-154 of the City Code.

- A. Assembly or concert halls
- B. Hotels/Motels
- C. Nightclubs
- D. Nursery schools and day care centers
- E. Parking garages
- F. Private clubs and lodges
- G. Churches and related facilities
- H. Public or private schools and colleges for general or vocational education in a classroom setting
- I. Residential uses including residential units over commercial or office uses
- J. Automobile, or truck services and sales
- K. On-sale and off-sale alcoholic beverage sales
- L. Street vendors utilizing movable carts
- M. Thrift shops, second-hand shops and pawn shops
- N. Bed and breakfast inns
- O. Clinics and laboratories
- P. Farmer's market

Sec. 34-105.4 Prohibited Uses

The following uses shall be excluded from CBD zone and are not considered similar uses as determined by the Community Development Director.

- A. Mini-warehouses
- B. Outdoor advertising signs (billboards)
- C. Outdoor storage and assembly, except as otherwise permitted by this chapter
- D. Drive-in restaurants/drive-through restaurants
- E. Bars which are not accessory to restaurants

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- F. Boarding houses
- G. Swap meets
- H. Adult book stores, theaters, and massage parlors

Sec. 34-105.5 Property Development Standards

- | | |
|---|--|
| A. Minimum Lot Area | No minimum, but dimensions shall be sufficient to meet Building Regulations contained in Chapter 9 of the City Code. |
| B. Maximum Building Height | 48 feet (additional by SUP) |
| C. Setbacks | None for commercial uses. Mixed-use/residential uses-setbacks shall be established through Residential Planned Unit Developments (PUD) standards adopted by the Planning Commission. |
| D. Maximum Building Lot Coverage, Commercial Uses | 100 percent |
| E. Interior Yard Space, Residential Uses | Interior yard space shall equal not less than 15 percent of the lot area (15 foot minimum dimension). |
| F. Residential Density | One unit for every 1,100 square feet of net lot area. |

Sec. 34-105.6 Development Design Standards/Special Requirements

The following standards shall apply to new construction and to rehabilitation, remodeling or additions to existing structures. Compliance with these provisions shall not be required until such time as such modifications are proposed or building permits are sought.

A. Architectural Design Standards

1. All design proposals will be reviewed by the Design Review Committee for compliance with these standards. New building or exterior rehabilitation shall comply with these standards. Interior improvements shall be exempt from these standards.



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2. All roof-mounted mechanical equipment shall be screened from abutting roadways and ground level residential areas. Screening elements shall be integrated with main structural or architectural features.
3. A uniform architectural design shall be provided with full treatments for all sides exposed to public view in accordance with the theme architectural standards adopted for the areas zoned CBD.
4. New commercial structures having no front yard setback shall have at least 40 percent of the linear frontage of the first story in glazing. New office and security-oriented uses may deviate through approval of the design review process.

B. Landscaping

All landscaping shall be installed and maintained in accordance with Sections 36-7.1.23 and 36-7.1.24 of this chapter. Vegetation sizes and types shall be in accordance with adopted City guidelines.

In addition to these requirements, the following shall apply:

1. A minimum of 6 percent of the lot area shall be landscaped (may include decorative hardscape) in addition to any required parking lot landscaping for new buildings. For existing buildings, no additional landscaping is required.
2. New buildings or additions may meet one-half of the required landscaping as follows:
 - a. A 3 percent credit for new buildings or additions may be met ~~by incorporation of certain architectural features~~ which will enhance the buildings' "Early Oxnard Village" theme. Such features may include but are not limited to:
 - 1) Window boxes for flower planting
 - 2) Themed glazing, such as stained glass, beveled glass, arched window openings, etc. in a historic context
 - 3) Awnings
 - 4) Enriched paving, such as cobblestone or decorative tile
 - 5) Entryway planting
 - 6) Interior plantings in atriums or common areas



7) Theme lighting (antique light standards and lighting fixtures)

8) Neon lighting used as architectural ornamentation

9) Urban sculpture of an appropriate scale

b. Credit for the remaining 3 percent landscaping required for new buildings or additions may be achieved by payment of an "in-lieu" landscape fee. This option shall be utilized only once a CBD public area master landscape plan is adopted by City Council. Said fee shall be established by resolution of the City Council. Such funds may be used for the development of "pocket parks" and urban green spaces, right-of-way landscaping, and to bring existing public parking lots to current landscape standards.

C. Lighting

1. All on-site lighting systems shall use theme-coordinated architectural standards and devices that provide down-lighting and lighting that is shielded from abutting public streets, residential areas, or adjoining properties. Decorative standards are encouraged.

2. Lighting levels at various locations (parking lots, walkways, etc.) used from dusk to dawn shall be provided as required in this Chapter.

D. Walls and fences

1. A minimum six foot high masonry wall shall be required where any CBD Zone directly abuts a residential zone.

2. Where required or provided, walls and fences shall be finished in textures and/or colors to match architectural features of the primary structure. Landscaping shall abut any exterior building wall where there is no penetration for loading or building entry.

E. Parking and access

1. In lieu parking fee per parking space shall be paid to the Redevelopment Agency where public parking facilities are approved in lieu of on-site spaces. Fee shall be established by resolution of the Parking Authority of the City of Oxnard.

2. Notwithstanding any other provisions of the City Code, the number of required parking spaces shall be met by a combination of the following methods:

- a. Within the subject property.
- b. On-street immediately adjacent and contiguous to the property line.
- c. Public parking lots within 700 feet of the nearest point of the subject property.
- d. Public parking structure within 1000 feet of the nearest point of the subject property.
- e. Off-site private parking within 500 feet of the nearest point of the subject property.

The Planning Commission shall review and determine the appropriate mix of parking compliance when it is proposed to use on-street and/or public parking facilities. The applicant shall provide a parking study addressing the following elements:

- a. Description of the project; including setting, required parking, demand of parking by type and special features of the proposed project.
- b. Survey of existing public and private parking within 1200 feet of the propose project.
- c. Description of the proposed mix of parking.
- d. Analysis of existing demand and survey use of proposed off-site public parking facilities and on-street parking.
- e. Impact on existing public parking facilities and on-street parking as a result of the proposed development and use of proposed parking mix.
- f. Analysis of the impact on the proposed development as a result of use of public parking facilities and on-street parking.

3. Notwithstanding any provisions of the City Code, on-street parking, public parking lots, and structures, where provided can be utilized to meet up to 100 percent of the total parking requirements for a given building and use. If off-site parking is utilized, it must be determined through a parking study.

4. Notwithstanding any provisions of the City Code, existing commercial and residential buildings are not required to meet parking requirements unless there is a change of use or building addition exceeding twenty-five percent of existing floor area or 1500 square feet whichever is less. A conditional use permit shall not be required for building addition within the above standard or for change of use which does not increase the parking requirement by twenty-five percent notwithstanding Section 34-116 of the City Code. New parking shall only be required when these standards are exceeded.

F. Sidewalk Cafes

1. Location Requirements

- a. A sidewalk cafe where permitted may only be located on the public right-of-way adjacent to the restaurant from which it is served. A license for a sidewalk cafe shall be granted by the Business License Division after review by appropriate City departments.
- b. Clear Space - All sidewalk cafes must leave clear space for pedestrian movement between the outer edge of the cafe and the curb line. Sidewalk cafes located at street intersections shall provide corner clearance by providing a fifteen (15) foot clear space radial to the corner. An encroachment permit will be required from the Public Works Department for sidewalk cafe operation.

If pedestrian traffic is especially heavy, the City may require additional clear space as required to insure adequate pedestrian movements.
- c. No sidewalk cafe can be located within fifteen (15) feet of a bus stop or bus shelter.

2. Physical Design Requirements

- a. All furnishings of the sidewalk cafe including, but not limited to, tables, chairs and decorative accessories, shall be readily movable.

- b. No part of a sidewalk cafe may be permanently attached to public space. The licensee shall be responsible for any repair of any damage done to public property.

When a sidewalk cafe or the adjacent restaurant is occupied, no exit door shall be locked, bolted or otherwise fastened or obstructed so that the door is unable to be opened from the inside.

- c. Chairs and tables shall be arranged so as to provide for clear access to an exit.

No part of any aisle shall be used in any way that will obstruct its use as an exit or that will constitute a hazardous condition.

- d. Sidewalk cafes shall not be arranged so as to restrict the use of emergency exits, fire escapes on adjacent buildings and access to fire hydrants.

- e. Umbrellas must be kept in good repair and can only be used where space permits.

- f. Lighting Provisions - Free standing lamps are not permitted.

Flashing or moving lights are not permitted. Table candles may be used. In no case should the public have to step on or over electric wiring.

- g. Awnings must be kept in good repair, or failure to do so shall be grounds for revocation of the permit.

- h. Seating and accessories and other components of the sidewalk cafe shall be maintained in a neat and safe manner.

- i. The height of a railing, fence, or planter (including plantings) used to establish boundaries of seating areas shall be at least twenty-four (24) inches in height and but not higher than thirty-six (36) inches.

- j. Plank-style picnic tables with bench seating are not permitted.

3. Cafe Operation Requirements

- a. Sidewalk cafes must be operated and maintained in accordance with applicant's building plans approved by the Community Development Director and the Public Works Director.
- b. The cafe owner shall insure removal of all wrappings, litter and food. Similarly, thorough and sanitary cleaning each day after the cafe closes shall be the responsibility of the cafe owner.
- c. Sidewalk cafes shall not operate earlier than 8:00 a.m. nor later than 12:00 midnight.

G. On-site advertising signs

1. No freestanding signs shall be permitted.
2. Canopys bearing signs are allowed, subject to the following:
 - a. For purposes of including signs on awnings in the CBD zone, awnings shall be considered as canopies as defined in Section 34-180 of the City Code.
 - b. The following additional conditions shall apply to awnings in the CBD zone:
 - 1) A building permit shall be obtained from the City Building Division prior to installation of any awning.
 - 2) Awnings shall have non-combustible frames and coverings to be flame retardant.
 - 3) Awnings may extend over public property a maximum of four (4) feet, but no portion shall extend nearer than two (2) feet to the face of the nearest curb line measured horizontally.
 - 4) All portions of any awning at the first floor level shall have a minimum clearance of eight (8) feet in height, subject to review by the City Design Review Committee.
 - c. Awnings on the ground floor level of a building may have no more than 20 percent of the surface area covered by a sign. Awnings on any floor above ground floor may have 10 percent of their areas covered in signs. The total area of signage

on awnings must be included when calculating the amount of sign area for the property according to provisions contained in Section 34-186 of the City Code.

- d. Pedestrian identification signs shall be permitted perpendicular to the building 5 inches by 12 inches which shall not be included in the total sign area.
- e. The content lettering, location, size, number, illumination, and color of awning signs shall be contemporary to the period in which the building or structure was built and/or complement the rest of the building facade improvements.
- f. The content, lettering, location, size, number, color, material, and illumination of an awning sign must be reviewed and approved by the Design Review Committee before a permit can be issued for the awning and sign.
- g. Applications for sign permits shall comply with provisions of Section 34-181 and the following additional elements shall be required:
 - 1) Color rendering of the sign
 - 2) Location of the sign on the building by use of a full rendering or color photograph with the sign location outlined on it to scale
 - 3) The size and dimensions of the sign and the materials to be utilized
 - 4) An indication of whether the sign will be illuminated, and if so, whether illumination will be direct or indirect
 - 5) Samples of materials to be used
- h. The approval or denial of the proposed sign (or modification of an existing sign) will be based on the following factors:
 - 1) The sign's compatibility with the building use and with other buildings and uses in the same vicinity.
 - 2) The proposed sign shall comply with the Municipal Code provisions regulating signs.

3) The sign's compliance with the provisions of any Redevelopment or Area Plan adopted for the area.

- i. Sign review will be conducted by the Design Review Committee and will be presented to that body by Redevelopment Agency staff. Appeal of the Committee's decision may be made to the Community Development Director.

H. Refuse enclosures and containment

1. All uses on individual lots shall provide refuse containers and enclosures in accordance with adopted Public Works Department Standards. All solid masonry or concrete enclosures shall be finished in textures and/or colors to match the major architectural features of the primary structure.
2. All refuse containment areas shall be maintained in a sanitary manner and enclosures and gates shall be maintained in good condition.

I. Loading and outdoor storage areas

1. Loading spaces shall be provided in accordance with Sec. 36-7.1.0 of this chapter, if structures are in excess of 5,000 square feet.
2. Where entries or docks are provided exclusively for loading and unloading purposes such loading dock areas, ramps, and entries shall be screened by a solid walls, or fence and landscaping from any public roadway or residential area. Such wall or fence shall not be less than eight feet in height.
3. Solid screening and enclosure walls or fences shall be constructed of materials, and textures and/or colors to match or compliment the architectural features of the primary structure.
4. All loading areas or spaces shall be a minimum of 50 feet from any residential zone.

Sec. 34-105.7 Design Review

Prior to the issuance of building permits for buildings or structures for uses which do not require a conditional use permit or other zoning permit as required by this chapter, an administrative design review permit for development design review shall be approved by the Community Development Director. An application for an administrative permit shall be

filed with the Community Development Department. Upon review of the application, the director shall approve, conditionally approve or deny an application for development design review within the time period prescribed by State law and with such public notice requirements as provided for in this chapter.

The decision of the Community Development Director may be appealed to the Planning Commission within a ten day period as provided for in this chapter. The decision of the Planning Commission shall be final based on the provisions of Section 34-154.2 of the City Code.

Sec. 34-105.8 Performance Standards

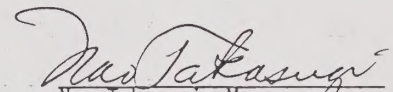
All development within the CBD Zone shall comply with Sec. 36-6.1.0 regarding performance standards for the conduct and operation of uses within the zone. (Ordinance No. 1996, pt. 1, 1-17-84)

Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. 2101 was first read on January 6, 1987 and finally adopted on January 13, 1987, to become effective thirty (30) days thereafter.

AYES:

NOES:

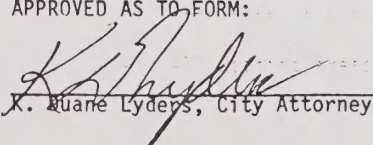
ABSENT:


Nao Takasugi, Mayor

ATTEST:

Mabi Plisky, City Clerk

APPROVED AS TO FORM:


K. Duane Lyders, City Attorney

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